

Bernardsville

November 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	132 Claremont Road Unit 7-C	OneFloor	1	1.0	16	\$259,000	\$259,000	\$255,000	98.46%	\$207,700	1.23
2	37 West Street	CapeCod	3	1.0	76	\$525,000	\$495,000	\$477,500	96.46%	\$422,200	1.13
3	7E Somerset Hills Court	TwndEndUn	2	2.1	14	\$460,000	\$460,000	\$560,000	121.74%	\$441,000	1.27
4	33 Garibaldi Street	CapeCod	2	2.1	40	\$449,999	\$449,999	\$575,000	127.78%	Renovated	
5	120 Peachcroft Drive	Bi-Level	3	2.0	57	\$695,000	\$625,000	\$595,000	95.20%	\$639,900	0.93
6	16 Thompson Street	Colonial	3	2.0	10	\$685,000	\$685,000	\$685,000	100.00%	\$569,000	1.20
7	22 Washington Avenue	Colonial	3	2.1	9	\$749,900	\$749,900	\$766,500	102.21%	\$578,200	1.33
8	103 Seney Drive Ext	Colonial	5	5.0	53	\$1,295,000	\$1,210,000	\$1,125,000	92.98%	\$1,163,300	0.97
9	180 Mount Harmony Road	Custom	5	4.2	164	\$2,500,000	\$2,500,000	\$2,275,000	91.00%	\$1,341,000	1.70
AVERAGE					49	\$846,544	\$825,989	\$812,667	102.87%		1.22

"Active" Listings in Bernardsville

Number of Units: 22
 Average List Price: \$2,708,086
 Average Days on Market: 113

"Under Contract" Listings in Bernardsville

Number of Units: 13
 Average List Price: \$1,040,761
 Average Days on Market: 89

Bernardsville 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	56	68	39	64	15	18	19	13	55	27	49		33
List Price	\$1,149,667	\$1,872,375	\$834,571	\$1,200,322	\$1,088,354	\$804,167	\$1,467,656	\$1,162,700	\$1,460,000	\$1,771,984	\$825,989		\$1,206,886
Sales Price	\$1,128,333	\$1,792,250	\$857,786	\$1,171,944	\$1,123,727	\$826,983	\$1,491,389	\$1,194,911	\$1,423,011	\$1,763,571	\$812,667		\$1,211,067
SP:LP%	101.27%	99.81%	104.56%	98.68%	105.56%	105.94%	103.14%	103.53%	97.41%	104.90%	102.87%		102.81%
SP to AV	1.24	1.31	1.41	1.22	1.37	1.41	1.30	1.45	1.25	1.51	1.22		1.35
# Units Sold	3	4	7	9	11	6	9	17	7	7	9		89
3 Mo Rate of Ab	3.38	3.85	3.85	3.79	3.00	3.11	3.81	2.73	3.26	3.28	3.00		3.37
Active Listings	14	16	17	23	23	25	31	28	31	30	22		24
Under Contracts	12	14	14	13	14	22	17	12	10	14	13		14

Flashback! YTD 2023 vs YTD 2024

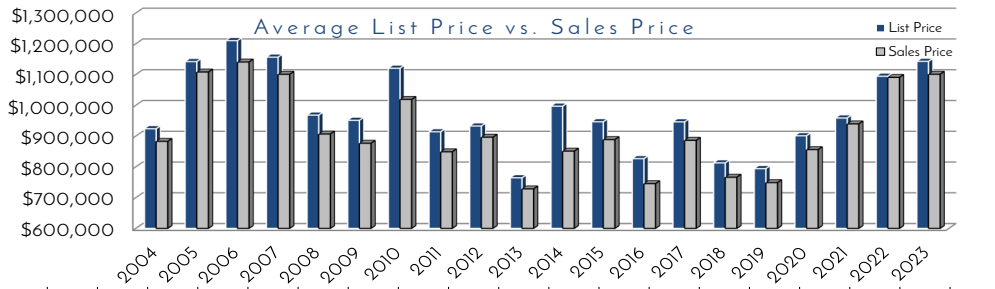
YTD	2023	2024	% Change
DOM	45	33	-26.01%
Sales Price	\$1,124,449	\$1,211,067	7.70%
LP:SP	100.65%	102.81%	2.15%
SP:AV	1.26	1.35	7.04%

Prominent Properties

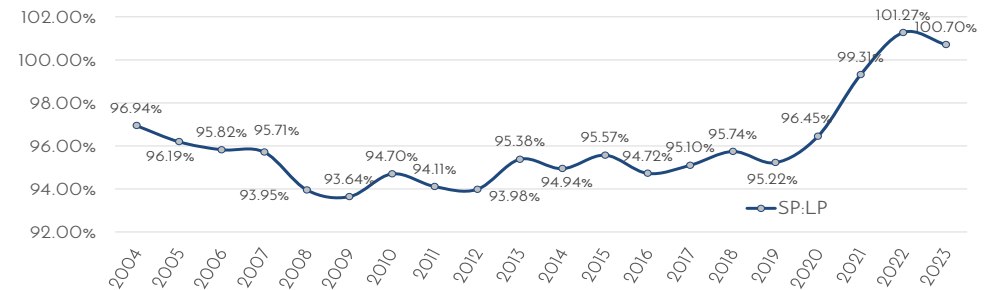
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INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	88	89	1.14%
Rate of Ab 3 Mo	2.74	3.37	22.84%
Actives	21	24	13.54%
Under Contracts	13	14	6.16%

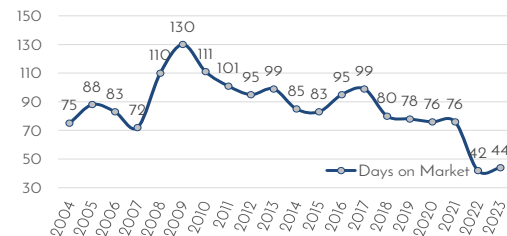
Bernardsville Yearly Market Trends



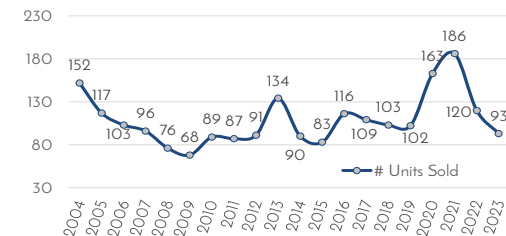
Bernardsville Yearly Market Trends Sales Price to List Price Ratios



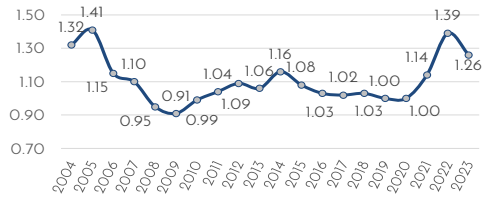
Average Days on Market



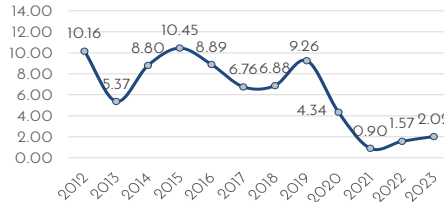
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012